

November 29, 2000

TO: Mayor and City Council

FROM: John Lettelleir, Director of Planning

SUBJECT: Results of the Planning & Zoning Meeting November 28, 2000

The following item is scheduled for the December 5, 2000 City Council Meeting

Site Plan & Final Plat: Frisco Market Place, Block A, Lot 4 (Eckerd Drug)
Applicant(s): JDN Real Estate - Frisco L.P. and Sam Noel

DESCRIPTION:

A retail building on one lot on 1.5± acres on the southeast corner of Preston Road and Rolater Drive. Zoned Commercial-1. Neighborhood #24.

APPROVED: 6-0 **DENIED:** _____ **TABLED:** _____

RECOMMENDATION:

Recommended for approval subject to:

Site Plan

Staff approval of landscape plans.

Final Plat

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Engineering Department release for construction on the adjacent property, Frisco Market Place, Block A, Lot 1.

DM/sg

cc: Brandon O'Donald 214-824-7064
Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.: 2a
Site Plan & Final Plat: Frisco Market Place, Block A, Lot 4 (Eckerd Drug)
Applicant(s): JDN Real Estate - Frisco L.P. and Sam Noel

DESCRIPTION:

A retail building on one lot on 1.5± acres on the southeast corner of Preston Road and Rolater Drive. Zoned Commercial-1. Neighborhood #24.

REMARKS:

The site plan shows a retail building consisting of 11,569 square feet. The site plan conforms to the approved preliminary site plan for Frisco Market Place. Although the preliminary site plan was approved prior to approval of the Preston Road Overlay District, landscaping and building materials conform to the overlay standards. Access is provided from off-site fire lane and access easements extending to Preston Road and Rolater Drive. Parking and landscaping are adequate.

The final plat dedicates easements necessary for development of the retail building. Off-site utilities, fire lanes, access, and the associated easements are necessary for development of the site. The utilities must be constructed and easements dedicated on the adjacent property prior to or concurrently with the development of this property.

RECOMMENDATION:

Recommended for approval subject to:

Site Plan

Staff approval of landscape plans.

Final Plat

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2. Engineering Department release for construction on the adjacent property, Frisco Market Place, Block A, Lot 1.